

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD**  
**Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida**  
**Minutes of Regular Meeting**  
**November 14, 2011 @ 1:30 p.m.**

**Call to Order**

**Chair Hess** called the meeting to order at 1:30 p.m. and upon the Secretary calling the roll, it was noted a quorum was present.

**Roll Call**

**PRESENT**

Paula Hess  
Michael Gravesen

Brenda Bossman

**ABSENT**

Michael Brown  
James Marshall

**ATTENDING**

Derek Rooney, Assistant County Attorney  
Gayle Moore, Recording Secretary

**APPROVAL OF MINUTES**

The minutes of October 10, 2011 were approved as circulated.

**ANNOUNCEMENTS**

None.

**PETITIONS**

**PP-09-02-02**

**Quasi-Judicial**

**Commission District II**

Punta Gorda of Charlotte County, LLC. has applied for a one-year extension of their Preliminary Plat approval for a commercial subdivision called Punta Gorda Crossings, consisting of ten (10) commercial/industrial lots in Sections 3 & 4, Township 41 South, Range 23 East, in Charlotte County, Florida. An additional 2-year extension will be added according to the provisions of Section 73, Chapter 2011-139, Laws of Florida. The site (the former Punta Gorda Golf Club), consisting of 99.2604 acres, more or less, is located within the ECAP, on Duncan Road between I-75 and Golf Course Boulevard in Punta Gorda, in Commission District II.

**Staff Presentation**

**Steven Ellis, Planner II, Community Development Department**, presented the findings and analysis of the petitions with a recommendation of *Approval*, based on the reasons stated in the staff reports dated September 29, 2011 and the evidence presented at the public hearing on the request for extension.

**Questions for Staff**

None.

**Public Input**

None.

***Minutes of Regular Meeting*** Continued***November 14, 2011 @ 1:30 P.M.***

These minutes have been approved by the Charlotte County Planning and Zoning Board.

- **Mr. Gravesen** moved to close the public hearing, second by **Ms. Bossman** with a unanimous vote.

**Discussion**

**Chair Hess** stated that she agreed with staff's findings and asked if there were any comments from other Board members.

**Recommendation**

**Mr. Gravesen** moved that the be approved for the requested one year and recognizing that an additional two years are available from the state, based on the findings and analysis in the staff report dated September 29, 2011, along with the evidence presented at today's meeting, second by **Ms. Bossman** and carried by a unanimous vote.

**NOPC-11-07-19****Legislative****Commission District I**

A Resolution pursuant to Section 380.06, Florida Statutes, amending the Master Development Order for the Babcock Ranch Community Master Development of Regional Impact to increase office entitlement from 2,064,075 to 3,500,000 square feet and reduce retail entitlement from 2,925,943 to 1,400,000 square feet, revise Exhibit "F" to reflect results of required Master Traffic Study Update, extend the build-out date to July 5, 2040, extend the expiration dates as well as associated mitigation requirements by four (4) years and correct scrivener's errors; for property located east of S.R. 31, south of C.R. 74 (Bermont Road), west of the Glades County line, and north of the Lee County line, containing 13,630± acres, in the East County area; Commission District I, Petition No. NOPC-11-07-19; applicant: Babcock Property Holdings, L.L.C.; providing an effective date.

**Staff Presentation**

**Jie Shao, Planner III**, presented the findings and analysis of the petitions with a recommendation of *Approval*, based on the reasons stated in the staff reports dated October 22, 2011 and the evidence presented at the public hearing on the applications. **Ms. Shao** gave a brief overview of the elements comprising the requested Notice of Proposed Change; she noted that the request had also been submitted to and reviewed by the Southwest Florida Regional Planning Council, which heard the matter in October and determined that the proposal is not a substantial deviation.

**Questions for Staff**

**Ms. Bossman** asked why the retail space was being reduced; **Ms. Shao** responded that the applicant desired to have more mixed use, in the form of more professional office space.

**Applicant's Presentation**

**Robert H. Berntsson, Esq.**, applicant's agent, spoke in support of the project. He noted that previous changes required that the Master Traffic Study update be completed by Dec. 31st of this year. As part of the review required to accomplish that, additional review was done which resulted in the other changes incorporated in the NOPC, including extension of the build-out date and other housekeeping items. The other agencies whose review had been required have all approved this application.

**Public Input**

*None.*

- **Mr. Gravesen** moved to close the public hearing, second by **Ms. Bossman** with a unanimous vote.

***Minutes of Regular Meeting*** Continued

***November 14, 2011 @ 1:30 P.M.***

These minutes have been approved by the Charlotte County Planning and Zoning Board.

**Discussion**

**Chair Hess** stated she was in agreement with staff and applicant's agent as to the findings.

**Recommendation**

**Mr. Gravesen** moved that application **NOPC-11-07-19** be forwarded to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated October 22, 2011, along with the evidence presented at today's meeting, second by **Ms. Bossman** and carried by a unanimous vote.

There being no further business to come before the Board, meeting was adjourned at 1:40 p.m.

Accepted on behalf of the Charlotte County  
Planning and Zoning Board

---